046.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	115,600 / 115,600
					USE VALUE:	115,600 / 115,600
					ASSESSED:	115,600 / 115,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORRIS PATRICIA B
Owner 2:	SCHARUTH ANTHONY J
Owner 3:	
Street 1:	104 MEDFORD ST APT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSONE KATHLEEN -
Owner 2:	-
Street 1:	104 MEDFORD ST APT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,022 Sq. Ft. of land mainly classified as Out Bldg. with a Yard Items Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	4022.000	24,200	4,900	86,500	115,600
Total Card	0.092	24,200	4,900	86,500	115,600
Total Parcel	0.092	24,200	4,900	86,500	115,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 32477
GIS Ref:
GIS Ref:
Insp Date: 12/04/18

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	106	FV	24,200	4900	4,022.	86,500	115,600	115,600	Year End Roll	12/18/2019
2019	106	FV	17,300	4900	4,022.	91,900	114,100	114,100	Year End Roll	1/3/2019
2018	106	FV	17,300	4900	4,022.	67,000	89,200	89,200	Year End Roll	12/20/2017
2017	106	FV	17,300	4900	4,022.	58,400	80,600	80,600	Year End Roll	1/3/2017
2016	106	FV	17,300	4900	4,022.	49,700	71,900	71,900	Year End	1/4/2016
2015	106	FV	17,300	4900	4,022.	48,700	70,900	70,900	Year End Roll	12/11/2014
2014	106	FV	17,300	4900	4,022.	40,000	62,200	62,200	Year End Roll	12/16/2013
2013	106	FV	17,300	4900	4,022.	38,100	60,300	60,300		12/13/2012

!3889!

PRINT

Date	Time
12/10/20	19:01:24

LAST REV

Date	Time
05/14/19	14:54:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3889

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSONE KATHLE	69321-472		5/23/2017	Mult Lots	1,140,000	No	No		
MARCHANT FREDER	40241-24		7/31/2003	Portion-Asst	711,000	No	No		
	PR281-206		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	32477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
3/8/2000	Meas/Inspect	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		4022		Sq. Ft.	Site		0	80.	0.27	1			Unbuild	-80					86,506						86,500	

Total AC/HA:	0.09233	Total SF/SM:	4022	Parcel LUC:	106	Out Bldg.	Prime NB Desc:	ARLINGTON	Total:	86,506	Spl Credit		Total:	86,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	94 - Yard Items		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	0.00
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	0.000
Other Features:	35000
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	35000
Depreciation:	10850
Depreciated Total:	24150

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1					# Units:					
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	24200	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	106			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900